



dcr

Massachusetts



Food Concession Opportunities

Creating dining destinations at iconic DCR locations

- A memorable dining experience should be a reason to visit DCR parks
- Whether locations currently have current food service operations or not, the locations are spectacular, and the structures have potential
- There are beautiful settings that need innovation and imagination to bring them to life

Creating dining destinations at iconic DCR locations

- A Request for Proposal (RFP) has been issued by the Commonwealth.
- The RFP is an opportunity to submit a proposal for one or more of the locations
- The RFP has detail on each location, required minimum bids if any, site visit dates, and an ample opportunity to ask questions

Existing food service locations

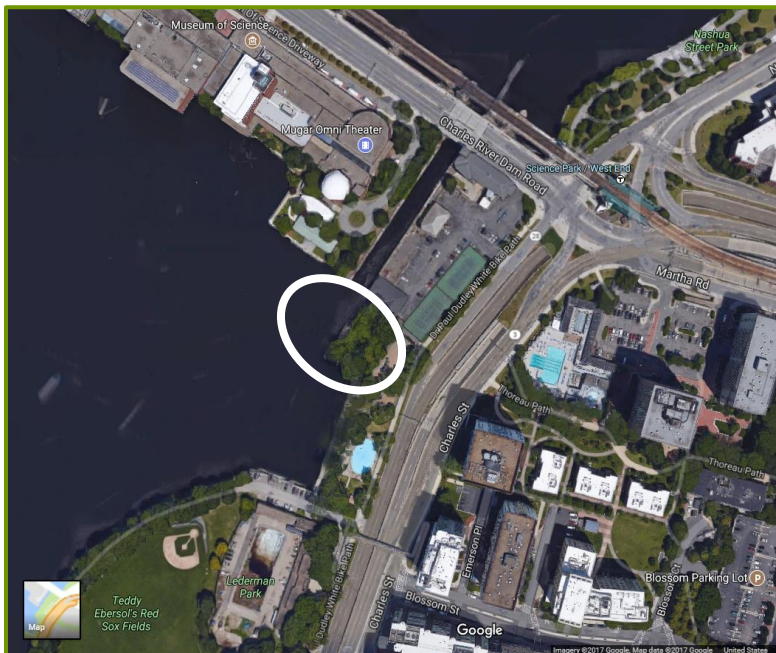
- Bernie King Pavilion, Nantasket Beach, Hull
- Houghton's Pond Café, Milton
- Ponkapoag Golf Course Clubhouse Café, Canton
- Steriti Rink Snack and Skate Shop, North End, Boston

Development opportunities

- The operation, management, maintenance and development of one or more fixed food or other service concessions
- Beyond the initial license, Public-Private Partnerships, long-term agreements, other development funding options will be considered
- All spectacular settings, need creativity to unleash potential:
 - Charles River Upper Lock Gatehouse, Boston
 - Fall River Heritage State Park Visitor Center, Fall River
 - Summit House, Skinner State Park, Hadley
 - Police Station & Garage, Nantasket Beach, Hull

A scenic view of a park, likely Central Park in New York City, featuring a large body of water (the lake) in the middle ground. The background is filled with a dense forest of green trees, and the city skyline is visible in the distance, including several tall buildings. In the foreground, three people are sitting on a grassy area, looking towards the lake. A black metal fence with a chain runs across the bottom of the frame. The text "Opportunities in Boston" is overlaid on the image in a white, sans-serif font.

Opportunities in Boston



Charles River Upper Lock Gatehouse, Boston

- 3MM people visit the Esplanade each year, many regularly to walk, bike, run and skate along leafy paths, and to sail and row in river
- The Hatch Shell on the Esplanade attracts hundreds of thousands of people to special events each year, including the world-renowned Boston Pops concert every Independence Day
- In the Charles River Basin, towards the southeast end of the lock stands the Upper Lock Gate House, a single-story, 3,450 square foot, L-shaped masonry structure completed in 1910
- Welcomes visitors to the Esplanade on foot and by boat, sits across from the Museum of Science on the waters edge
- Due to the historic nature of the building and the amazing historic features, cannot be demolished
- Needs significant remodeling



Steriti Rink Snack and Skate Shop, North End, Boston

- Just east of the Esplanade, across from historic Copp's Hill Burying Ground, a Freedom Trail stop
 - Over 40K visitors each year walk the Freedom Trail
- Glass panels encase the rink, which makes for a beautiful view of Boston Harbor and the North End
- Currently hockey season snack bar, potential for year-round operation
- Popular public skating destination, it also houses 2 bocce courts and is home ice for Suffolk University
- Rink area can host off season events, like the Taste of the North End



Opportunities on Nantasket Beach

Opportunities on Nantasket Beach

- 200K people visit Nantasket Beach each year
- 30 miles from Boston and accessible by road and ferry, the 26 acre Nantasket Beach Reservation includes miles of fine sand beach and ocean swimming
- The Reservation is open year-round, with lifeguards on duty late June - early September and modern bathhouse facilities
- Spectacular views of the Boston skyline and incredible sunsets
- 2 Nantasket Beach properties are included in the RFP
 - Bernie King Pavilion snack bar, located in pavilion that hosts concerts and dancing year-round
 - Development opportunity at the former Police Station & Garage across the street from the beach



Bernie King Pavilion Nantasket Beach, Hull

- Located along the ocean front, seating and shade areas allow unobstructed views of the beach and ocean
- Originally built in the late nineteenth century, this 10,800 sq. feet open air facility is primarily used for seasonal concerts and dance events
- Concession stand with full service kitchen sits at north end of the pavilion and is approximately 1,242 sq. ft
- Adjacent to two courtyards of approximately 9,000 sq. ft. with a covered section for tables and chairs





Police Station & Garage, Nantasket Beach, Hull

- Former Police Station & Garage designed in 1901 by the Boston architects Stickney & Austin
- Heavily trafficked location across the street from the Bernie King Pavilion and next to the Paragon Carousel
- The police station is approximately 4,000 sq. ft, the garage 900 sq. ft.
- The buildings' interiors are in very poor condition and need to be completely renovated
 - Due to the historic nature of the buildings, cannot be demolished
 - Building Conditions Survey Report prepared by Beacon Architectural Associates available upon request

A scenic landscape photograph of a calm lake. The water is a deep blue, reflecting the sky and the surrounding forest. The forest on the left and far side is in peak autumn, with trees showing vibrant shades of yellow, orange, and red. The sky is a clear, bright blue with scattered white clouds. In the foreground, dark, jagged rocks are partially submerged in the water. The overall mood is peaceful and serene.

Opportunities in the Blue Hills Reservation

Opportunities in the Blue Hills

- Blue Hills Reservation welcomes tens of thousands of visitors year-round to its nearly 7000 acres just ten miles south of Boston
- One of the largest parcels of undeveloped conservation land within the metropolitan area, it covers parts of Quincy, Braintree, Canton, Dedham, Milton, and Randolph
- Outdoor activities like hiking, swimming, fishing, rock climbing, skiing, golf and much more
- 2 Blue Hills properties are included in the RFP
 - Houghton's Pond Refreshment Stand is an existing concession structure that sits on the bank of the pond
 - Ponkapog Golf Course Café, in the clubhouse at the historic public course



Houghton's Pond Refreshment Stand Blue Hills Reservation, Milton

- Houghton's Pond is 24 acres in size and 24 feet in depth
- Popular summer destination, with guarded swimming beach and stocked for fishing
- Built in 1920 1901 by the Boston architects Stickney & Austin, the Houghton's Pond Refreshment Stand is on the National Register of Historic Places
- Currently outfitted for summer refreshment, simple grilled food, potential for full-service kitchen and extended season dining



Ponkapoag Golf Course Clubhouse Café, Canton

- The Ponkapoag Golf Course was built in 1936 and is a renowned, Donald Ross-designed, 36 hole facility
- Cross country skiing popular on courses in the winter months
- The Clubhouse hosts leagues, a pro/ lesson shop area, the tee office and management office



- The Café includes a full-service kitchen, large indoor space and tentable patio
- Opportunities beyond food for golfers – year round dining, special events venue, etc



Additional Locations



Summit House, Skinner State Park, Hadley

- In 1821 a guest cabin was built on the Mt. Holyoke summit, rebuilt in 1851 as an 8 room hotel
- The hotel and 375 acres were donated to the state in 1940
- An extensive renovation was completed in 1988 to return it to its turn-of-the-century appearance
 - Spectacular views, plentiful hiking, this location has immense possibility as a bed & breakfast, restaurant, and event facility



Fall River Heritage State Park Visitor Center, Fall River

- This 8.5-acre park overlooks Battleship Cove, home of WW II battleship U.S.S. Massachusetts
- On the Taunton River, the park offers a boardwalk, an antique carousel, public sailing, park for summer concerts and special events, food trucks and carts
- Visitor Center is used as exhibit space and has an auditorium
- Potential as year-round dining and special events destination



Next steps

- Send email address to dcr.permits@state.ma.us for Permit RFP Opportunities notices or any questions.